



School Row | Prudhoe | NE42 5FE

£350,000



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DETACHED HOME

FIVE BEDROOMS

TWO RECEPTIONS

TWO EN SUITES

LUXURY BATHROOM

CONSERVATORY

GARAGE & LOFT STORAGE

DRIVEWAY & GARDEN

RMS | Rook
Matthews
Sayer

THIS EXCEPTIONAL LARGER STYLE DETACHED, FIVE-BEDROOM, MODERN HOUSE IN PRUDHOE IS OFFERED FOR SALE IN GOOD CONDITION AND PROVIDES WELL-PLANNED ACCOMMODATION OVER THREE FLOORS THAT IS HUGELY SUITED TO FAMILIES. THE GROUND FLOOR INCLUDES TWO SEPARATE RECEPTION ROOMS: ONE WITH A COZY ATMOSPHERE INCLUDING A FIREPLACE WITH GAS FIRE AND ACCESS TO THE CONSERVATORY. THE SECOND RECEPTION ROOM FEATURES A BOX BAY WINDOW AND LOTS OF SPACE FOR DINING OR ENTERTAINING. THERE IS A HANDY DOWNSTAIRS W/C FOR CONVENIENCE OR GUESTS. THE KITCHEN HAS DIRECT ACCESS TO BOTH THE CONSERVATORY AND A UTILITY ROOM, CREATING A PRACTICAL ARRANGEMENT FOR DAY-TO-DAY LIVING AND PLENTY OF STORAGE AND SPACE FOR AN AMERICAN-STYLE FRIDGE FREEZER WITH PLUMBING FOR WATER DISPENSING FRIDGE. A LARGE CONSERVATORY SPANS THE REAR OF THE PROPERTY, WHICH LENDS THE PROPERTY NICELY TO THE OUTDOORS AND OFFERS A RETREAT FOR INDOOR-OUTDOOR LIVING.

TRAVELLING UP TO THE SECOND FLOOR, THE MASTER DOUBLE BEDROOM BENEFITS FROM BUILT-IN WARDROBES AND UNITS AND AN EN-SUITE WITH FOUR-PIECE-SUITE INCLUDING SHOWER CUBICLE AND CORNER BATH. THE FIRST FLOOR INCLUDES A DOUBLE BEDROOM WHICH ALSO OFFERS BUILT-IN WARDROBES AND ITS OWN EN-SUITE. THERE IS A FURTHER DOUBLE BEDROOM TO THE FIRST FLOOR AND TWO SINGLE BEDROOMS, ONE WITH BUILT-IN WARDROBES, PROVIDING FLEXIBLE SPACE FOR FAMILIES, STUDY OR HOME WORKING. THE MAIN BATHROOM TO THE FIRST FLOOR INCLUDES A FANTASTIC, DEEP, WHIRLPOOL BATH AND UNIQUE SAUNA ALONG WITH A HEATED TOWEL RAIL.

EXTERNALLY, THERE IS A DRIVEWAY FOR SEVERAL CARS AND A DOUBLE GARAGE WITH ELECTRIC ROLLER DOORS AND A BOARDED LOFT SPACE ABOVE THE GARAGE WITH A GREAT AMOUNT OF SPACE FOR STORAGE. TO THE REAR OF THE PROPERTY IS A LARGE AND PRIVATE ENCLOSED GARDEN WITH A PATIO AREA FOR ENTERTAINING AND A LAWN SPACE WITH DECKED AREA TO RELAX AND UNWIND. THE HOUSE IS SITUATED IN PRUDHOE, WITHIN REACH OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND SERVICES IN AND AROUND THE TOWN CENTRE. GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE VALLEY ARE ACCESSIBLE FOR LEISURE AND RECREATION. PRUDHOE RAILWAY STATION PROVIDES SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE TYPICALLY AROUND 20-25 MINUTES, MAKING IT A VIABLE OPTION FOR COMMUTING. LOCAL BUS ROUTES CONNECT PRUDHOE WITH SURROUNDING TOWNS AND VILLAGES, SUPPORTING WIDER ACCESS ACROSS THE REGION. NEARBY PRIMARY AND SECONDARY SCHOOLS SERVE THE AREA, ADDING TO THE LOCATION'S APPEAL FOR FAMILY BUYERS.

The accommodation:

Entrance:
Double glazed UPVC door to the front.

Hallway:
Two double glazed UPVC windows, stairs to first floor and radiator.

WC:
Double glazed window to the side, corner vanity basin, built in push cistern wc and heated towel rail.

Lounge: 20'6" 6.25m x 10'11" 3.3m
Double glazed window to the front, Double glazed French doors to conservatory, gas fire with surround, coving to ceiling and two radiators.

Reception Room Two: 14'1" 4.29m into bay x 8'6" 2.59m
Double glazed box bay window to the front, coving to ceiling and radiator.

Conservatory: 19'11" 6.07m x 14'6" 4.42m
Double glazed windows to all sides, Double glazed French doors to the rear garden.

Kitchen: 15'1" 4.59m x 8'0" 2.44m plus recess
Double glazed UPVC door to the rear, double glazed UPVC door to the conservatory, fitted with a range of matching wall and base units with work surfaces above incorporating double sink unit with drainer, gas cooker point, cooker hood, electric oven, fridge water dispenser connection point to mains water, door to;

Utility Room: 8'4" 2.54m x 5'2" 1.57m
Double glazed door to the side, plumbed for washing machine, plumbed for dishwasher and radiator.

First Floor Landing:
Stairs to second floor.

Bedroom Two: 11'8" 3.56m x 11'1" 3.38m plus recess
Double glazed window to the front, storage cupboard wardrobe, radiator and door to;

En Suite:
Double glazed UPVC window to the front, panelled corner bath with shower over, low level push button wc, vanity sink unit, extractor fan and radiator.

Bedroom Three: 14'9" 4.50m plus recess x 8'9" 2.67m
Double glazed UPVC window to the front, storage cupboard, loft hatch and radiator.

Bedroom Four: 8'7" 2.62m x 7'4" 2.24m
Double glazed UPVC window to the rear and radiator.

Bedroom Five: 8'7" 2.62m x 7'5" 2.26m
Double glazed UPVC window to the rear, built in wardrobe and Radiator.

Bathroom:
Double glazed UPVC window to the rear, large deep whirl pool bath with shower over, electric heated sauna, floating vanity sink, heated towel rail and extractor fan.

Second Floor Landing:

Bedroom One: 23'10" 7.26m x max 14'0" 4.27m
Partial restricted head height, double glazed UPVC dormer window to the front and rear, fitted wardrobes with units and bedside table, cupboard for water tank and radiator.

En Suite:
Double glazed UPVC window to the rear, corner whirlpool bath, corner shower cubicle, low level push button wc, vanity sink unit, extractor fan and heated towel rail.

Externally:
To the rear of the property there is a lawned garden with a decked area and a large patio. To the front there is a driveway providing off street parking leading to a double garage with a hatch for access to loft storage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

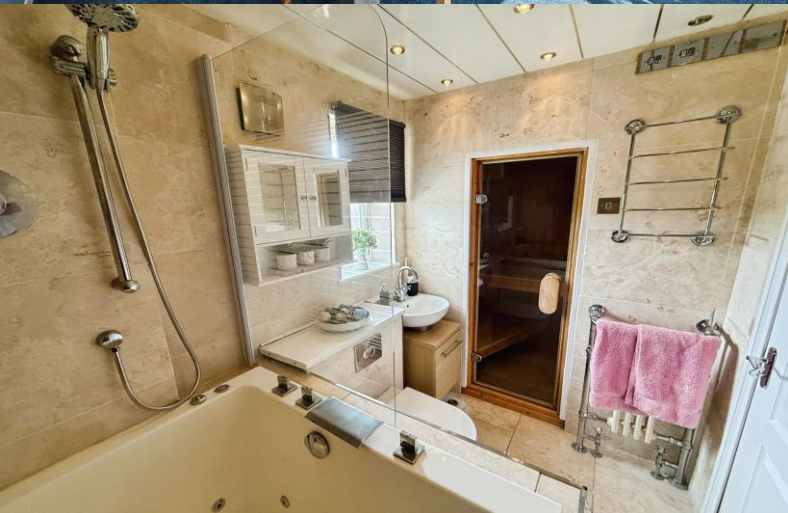
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D
RY00007484.VS.EW.23.07.2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer